

**Zoning Committee Meeting
Tuesday, November 25, 2008**

ITEM #1

Application for a Special Permit under section 275-52 for the purpose of parking facilities located at 1176 Granby Road. Applicant: Matt Wozniak, 80 Montvale Ave, Suite 201, Stoneham, MA 02180.

ITEM #2

Application for a Special Permit under section 275-50 for the purpose of erecting a second pylon sign adjacent to McKinstry Avenue located at 1176 Granby Road. Applicant: Matt Wozniak, 80 Montvale Ave, Suite 201, Stoneham, MA 02180.

ITEM #3

Application for a Special Permit under section 275-50 for the purpose of fabricating and installing 2 double face illuminated signs. 1 monument sign 7'4"x11'5/8" face area 80.23 sq. ft. 1-125' tall high rise sign face area 400' sq 15'-9 1/2" x 25'x 25 - 3 3/8" located at 500 Memorial Drive being a portion of parcel 341-12B, 10, 9. Applicants: Richard Cook, Jr. & Dinesh Patel, 1 Plaza Heights, West Lebanon, NH 03784 & 450 Memorial Drive, Chicopee, MA 01020.

ITEM #4

Application for a Zone Change from Industrial to Residential A for +- 32 acres to build single family homes. Application includes lots described by Chicopee Assessors as parcel 172-11 & parcel 172-9 fronting Nelson St; parcel 146-2 fronting Nelson & Mayflower Sts. Applicant: Eric Kaiser, 15 Mechanic St., Monson, MA 01057.

ITEM #5

Minutes – October 28, 2008





CHICOPEE BOARD OF ALDERMEN
ZONING COMMITTEE

ACCEPTED 12-30-08

MEMBERS

Jean Croteau, Chairman
Dino A. Brunetti, Vice-Chairman
James Tillotson
George Moreau
John Vieau
Fred Krampits
Donald Demers

MINUTES
November 25, 2008

The following are the minutes of a public hearing held Tuesday, November 25, 2008 at 6:30 PM in the Aldermanic Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

Members Present Croteau, Brunetti, Tillotson, Krampits, Moreau

Members Absent Vieau, Demers

Also Present Kate Brown (Planning Director), Dan Garvey (City Solicitor), Alderman Swider, Alderman Brooks, Alderman Zygarowski

The meeting was called to order at 6:30 PM

ITEM #1

Application for a Special Permit under section 275-50 for the purpose of fabricating and installing 2 double faced illuminated signs. 1 monument sign 7'4"x11'5/8" face area 80.23 sq. ft. 1-125' tall high rise sign face area 500' sq. 15'-9 1/2"x25'x25 - 3 3/8" located at 500 Memorial Drive being a portion of parcel 341-12B, 10, 9.

Applicants Richard Cook, Jr. & Dinesh Patel, 1 Plaza Heights, West Lebanon, NH 03784 & 450 Memorial Drive, Chicopee, MA 01020.

Peter Lapointe, Project Manager, Colvest Group, was present along with Dinesh Patel.

The sign will be located closest the Turnpike property and it will be 125' in height. The sign will be illuminated.

Alderman Brunetti and Alderman Krampits both expressed concern with the proposed height of the sign. Alderman Brunetti stated that the current Days Inn sign can be seen all the way in Aldenville.

Conditions

Must provide 12 month access for the Fire Department
Permit to run with the applicant

Committee vote 3 favorable 2 unfavorable. Voting in favor: Croteau, Tillotson, Moreau. Voting against: Brunetti, Krampits

ITEM #2

Application for a Zone Change from Industrial to Residential A for +32 acres of property located at the end of Nelson Street for the purpose of building single family homes.

Applicant Erik T. Kaiser, 15 Mechanic Street, Monson, MA 01057

Mr. Kaiser and his attorney Bart Heemskerk, 75 Market Place, Springfield, MA were present at the meeting.

Motion made by Alderman Moreau to remove from the table. Motion passed. Motion made by Alderman Moreau to open public input. Motion passed.

Attorney Heemskerk stated that the Planning Board voted favorably for the Zone Change. He further stated that 100 % of the testimony given by the abutters has been why any development is bad. However, he has not heard why industrial is better than residential. If the Board of Aldermen approved this request the plans still need subdivision approval.

PUBLIC INPUT

- Ralph Shrewsbury, 72 Lauzier Terrace – he represents the Chicopee Watershed Council. He walked the property at the request of the residents. There are so many streams, and creeks he doesn't see how it can be developed.
- Greg Schlagel, 35 Parkwood Drive – is opposed to the petition.
- Donna Collins, 52 Sherwood Street – is opposed to the petition. It wouldn't match the neighborhood.
- Alderman Swider stated that he received a call from Steven Joslyn, who resides on Nelson Street. He stated that he (Mr. Joslyn) is researching the deed to that property to see if there any restrictions.

Alderman Brooks stated that it is unfortunate how this process has played out. He further stated that it has been tainted from the beginning.

Alderman Tillotson stated that the Board must consider the use of the land. That is what is before the committee. He has never seen so much publicity on a zone change request in the number of years that he has served as Alderman.

Alderman Krampits stated that this is not an easy decision but the Board has to determine what is the best use of the land. He further stated that if he lived in this neighborhood he would prefer single family homes than a business.

Committee vote: 3 in favor 2 against. Voting favorably: Krampits, Brunetti, Tillotson. Voting against: Moreau, Croteau.

Motion made to recess for 5 minutes at 7:03.

Meeting called back into session at 7:16 PM.

ITEM #3

Application for a Special Permit under section 275-52 for the purpose of parking facilities located at 1176 Granby Road.

Applicant Matt Wozniak
 80 Montvale Avenue, Suite 201
 Stoneham, MA 02180

Applicant was not present. He called Kate Brown earlier and stated that he will be late because he is stuck in traffic. Richard Westergren, from Poyant Signs, Inc. was present to discuss the next application.

Public Input

- John Hutcelseder, 972 McKinstry Avenue, stated that he is opposed to this application because it would invade the residential neighborhood. He requested that the agreement made with CVS when they first applied not to utilize the green space for parking stand.
- Edward DeJordy, 954 McKinstry Avenue, stated that he is also opposed to this application. He does not want to see a curb cut on McKinstry Avenue.

Alderman Brunetti stated that he has watched this intersection for some time now. He believes that it is not CVS' fault that drivers do not obey traffic laws and signs. He believes that this curb cut will improve some of the traffic problems at this intersection. He also stated that Pioneer Valley Planning Commission has been requested to conduct a study of this intersection.

At this point of the meeting the applicant, Matt Wozniak, arrived. He stated that the proposed plan would still leave a large buffer between the residential homes and the parking lot. The exit from the parking lot would be only a right turn. Granite curbing would be installed to deter drivers from making a left turn unto McKinstry Avenue.

Committee vote: 5 – 0 unfavorable.

REASONS FOR DENIAL

1. Against original agreement and permit
2. Neighborhood opposition
3. Concern for curb cut turning left unto McKinstry Avenue
4. Prefer to wait for Pioneer Valley Planning Commission's traffic study

ITEM #4

Application for a Special Permit under section 275-50 for the purpose of erecting a second pylon sign adjacent to McKinstry Avenue located at 1176 Granby Road.

Applicant Matt Wozniak
 80 Montvale Avenue, Suite 201
 Stoneham, MA 02180

Applicant along with Richard Westergren, from Poyant Signs, Inc were present at the meeting.

Mr. Westergren stated that the sign would be illuminated from within.

Public Input

- John Hutcelseider, 972 McKinstry Avenue, stated that he is opposed to this application because it's an encroachment onto residential property.
- Edward DeJordy, 954 McKinstry Avenue, stated that he is also opposed to this application.

Committee vote 2 favorable 3 unfavorable. Voting favorable: Brunetti, Krampits,
Voting unfavorable: Tillotson, Moreau, Croteau

REASONS FOR DENIAL

- Sign pollution
- Sign is unnecessary
- Congested area

ITEM #4

Minutes –October 28, 2008. Motion made to approve. Motion passed.

Meeting adjourned at 8:10 PM.